

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Leanne Glover

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07703612260



## 1 Castle Lodge Banbridge BT32 4RN

## Offers In The Region Of £385,000

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Extensive Detached Home Approx 2550 Sq Ft
- Three Reception Rooms Plus Study
- Four Bedrooms, Master with Ensuite & Walk In Wardrobe
- Spacious Kitchen with Separate Utility Area
- First Floor Bathroom
- Ground Floor W.C
- Oil Fired Central Heating
- Double Garage
- EPC - TBC
- Viewing Strictly By Appointment Only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 1 Castle Lodge

Banbridge, BT32 4RN



### Directions

No 1 Castle Lodge is situated on The Castlewellan Road Banbridge, close to local amenities such as Shops, Park, Schools and Bus Routes. Banbridge Town Centre is a short 3 minute drive or a 20 minute Walk.

Welcome to 1 Castle Lodge, a splendid detached house located in the charming town of Banbridge. This impressive property, built in 1994, offers a generous living space of 2,550 square feet, making it an ideal family home. As you enter, you will be greeted by three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, ensuring that every member of the household has their own space to relax and unwind. The house boasts four well-appointed bedrooms, providing ample accommodation for family and guests alike. Outside, the property features parking for a few vehicles, ensuring convenience for you and your visitors. The surrounding area is peaceful and inviting, making it a wonderful place to call home. 1 Castle Lodge is not just a house; it is a place where memories are made. With its blend of space, comfort, and a desirable location, this property is sure to appeal to those seeking a quality family residence in Banbridge. Do not miss the opportunity to make this delightful home your own.

### GROUND FLOOR

Spacious ground floor layout leading in from bright airy reception hall with built in Cloakroom. Great sized Lounge approached through striking double French doors with bay window, open fire with a stunning Marble Fireplace & Hearth. Family Room with carpet laid, another Bay window and open fire. Dining room again with carpet laid and double sliding patio doors leading to the outside space. Perfectly placed study, ideal for a home office. Fitted Kitchen with good range of high and low level units with tiled flooring & recessed lighting, comprising eye level Oven & Grill, integrated Hob, recess's for Dishwasher & Fridge Freezer. Rear hallway with tiled flooring & access to the Utility area with fitted high and low level units & plumbed for washing machine. Ground floor W.C with tiled flooring comprising wash hand basin and W.C.

### FIRST FLOOR

Stairs and Landing fully carpeted with access to four double Bedrooms, all laid in carpet, Master Bedroom with Ensuite & walk in wardrobe. Ensuite comprising shower cubicle, W.C and wash hand basin. Family Bathroom fitted with Bath, Shower, Wash hand basin & W.C.

### OUTSIDE

The property is approached via a stunning red brick paved driveway providing ample parking for the full family, leading to double Garage. Large paved patio area to rear with raised beds, fully enclosed & well maintained lawns to front and rear.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

